

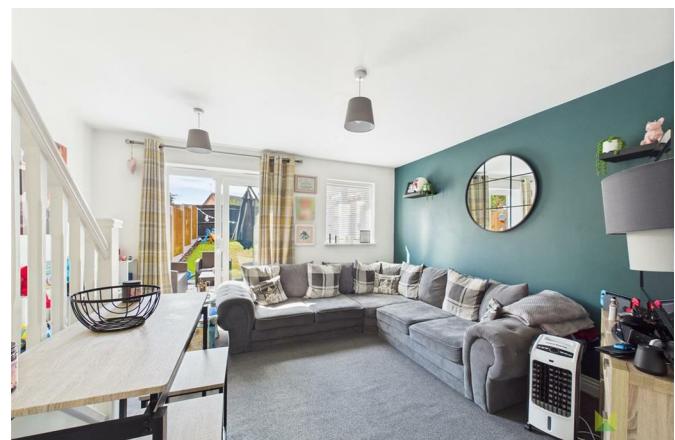
# 32 Cae Melin Avenue Oswestry SY11 2US



**2 Bedroom House - Mid Terrace**  
**Offers In The Region Of £180,000**

## The features

- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- WELL APPOINTED BATHROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- ENERGY PERFORMANCE RATING
- ENVIALE POSITION CLOSE TO TOWN
- DOUBLE BEDROOM WITH FITTED WARDROBE
- FURTHER DOUBLE BEDROOM
- OFF ROAD PARKING AND GARAGE
- VIEWINGS ESSENTIAL



### \*\*\* MODERN 2 BEDROOM HOME IN ENVIALE LOCATION \*\*\*

An excellent opportunity to purchase this recently constructed 2 bedroom mid terrace house, perfect for first time buyer or investor.

Occupying an enviable position on the edge of this popular development with good local amenities, countryside walks and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge/Dining Room, Kitchen with oven and hob, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway and Garage along with good sized enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

### ENTRANCE HALLWAY

Entrance door leading into the Entrance Hallway. Radiator. Door opening to storage cupboard, further doors leading off,

### CLOAKROOM

With WC and wash hand basin with complimentary tiled splash back. Radiator,

### LOUNGE

Well lit with window and French doors to the rear aspect, Staircase leading to the First Floor Landing. Radiator, TV and media points.,

### KITCHEN

fitted with range of units incorporating one and a half bowl drainer sink with mixer taps set into base cupboard, further range of matching base units comprising cupboards and drawers with work surfaces over and having space beneath for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath, wall mounted units, window to the front.

### FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing with access to the roof space. Doors leading off,

### BEDROOM 1

A generous sized room with window to the front aspect. Fitted wardrobe and further storage cupboard. Radiator.

### BEDROOM 2

With window to the front aspect. Radiator.

### BATHROOM

Window to the front aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin with tiled walls. Radiator.

### OUTSIDE

To the front of the property there is a paved pathway leading to the entrance door. Area laid with lawn.

The rear garden has a paved patio area perfect for entertaining with friends and family, area laid with lawn and enclosed with fencing. Single garage with up and over door.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

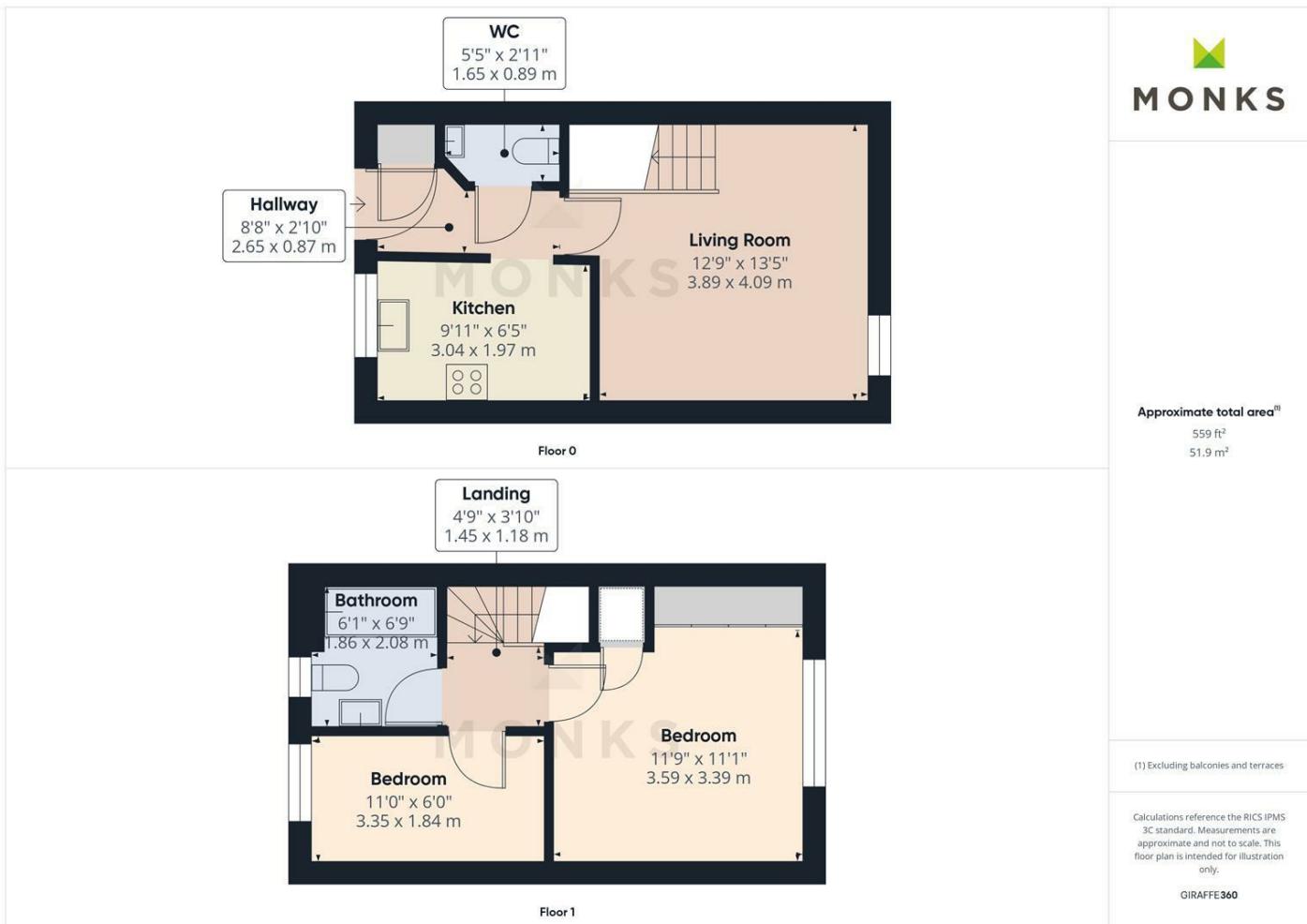
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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2 Bedroom House - Mid Terrace  
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## Judy Bourne

Director at Monks  
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## Get in touch

Call. 01691 674567  
Email. info@monks.co.uk  
Click. www.monks.co.uk

### Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

### We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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